Map	Block	Lot		CARD			Total Card / Total Parcel
178.0	0002	0002.0	1 of 1		Residential	APPRAISED:	761,600 / 761,600
					ARLINGTON	USE VALUE:	761,600 / 761,600
						ASSESSED:	761,600 / 761,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
288		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'CONNOR KELLY ANN--ETAL	
Owner 2:	O'CONNOR ELIZABETH M	
Owner 3:		
Street 1:	288 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,883 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Aluminum Exterior and 1525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9883.000	255,800	4,300	501,500	761,600
Total Card	0.227	255,800	4,300	501,500	761,600
Total Parcel	0.227	255,800	4,300	501,500	761,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.44 | /Parcel: 499.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120318

GIS Ref

GIS Ref

Insp Date 08/25/18

PREVIOUS ASSESSMENT

Parcel ID 178.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,700	4300	9,883.	501,500	761,500	761,500	Year End Roll	12/18/2019
2019	101	FV	206,700	4300	9,883.	501,500	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	215,400	5100	9,883.	422,700	643,200	643,200	Year End Roll	12/20/2017
2017	101	FV	215,400	5100	9,883.	386,900	607,400	607,400	Year End Roll	1/3/2017
2016	101	FV	215,400	5100	9,883.	329,600	550,100	550,100	Year End	1/4/2016
2015	101	FV	203,000	5100	9,883.	286,600	494,700	494,700	Year End Roll	12/11/2014
2014	101	FV	203,000	5100	9,883.	265,100	473,200	473,200	Year End Roll	12/16/2013
2013	101	FV	203,000	5100	9,883.	252,200	460,300	460,300		12/13/2012

!13959!

PRINT

Date	Time
12/11/20	03:50:50

LAST REV

Date	Time
09/07/18	11:07:35
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNOR JOSEPH	22935-44		2/24/1993	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	120318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
6/29/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Measured	336	PATRIOT
4/20/2000	Inspected	276	PATRIOT
12/22/1999	Measured	163	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9883		Sq. Ft.	Site		0	70.	0.72	7									501,541						501,500	

Total AC/HA:	0.22688	Total SF/SM:	9883	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 501,541 / Spl Credit / Total: 501,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33856964
Const Adj.:	1.01232457
Adj $ / SQ:	169.383
Other Features:	56750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370735
Depreciation:	114928
Depreciated Total:	255807

COMMENTS

SCUTTLE; SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

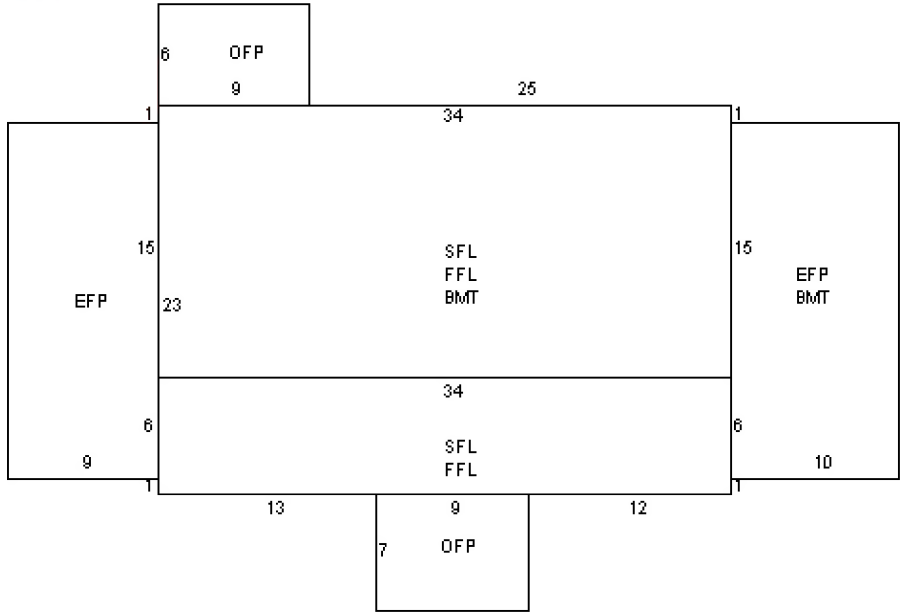
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.38
Special Features:	0	Val/Su Net:	91.52
Final Total:	255800	Val/Su SzAd	167.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	169.380	132,458
BMT	Basement	754	50.820	38,315
SFL	Second Floor	743	169.380	125,835
EFP	Enclos Porch	399	34.470	13,753
OFP	Open Porch	117	30.980	3,625

Net Sketched Area:	2,795			Total:	313,986
Size Ad	1524.8999	Gross Are	2834	FinArea	1525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1940	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:	Total: 4,300